Commercial in San Pedro de Alcántara

Reference: R3287209

Bedrooms: by request

Bathrooms: by request

M²: 900

Price: 1,100,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

Overview:This expansive plot of 5,620 m² with a 748 m² footprint and 900 m² interior space offers a unique investment opportunity in a prime location north of San Pedro de Alcántara, near the tranquil Las Medranas lake. The property features a commercial building with approved registration and future potential for residential construction on top, contingent upon the approval of the new Marbella PGOU. Additionally, the remaining land will also permit construction, offering significant development possibilities. The plot includes a large parking area, as well as a portion of land with avocado trees, irrigation systems, and a water reservoir, adding versatility to the property. The location provides stunning views, with a westerly outlook towards the lake and north-facing views of the mountains and surrounding countryside. Conveniently situated, it is just a few minutes' drive from the A7 toll road, San Pedro town, Guadalmina Alta, and a range of amenities, making it a highly accessible and strategic site. Rental contracts for the current tenants are set to expire within the next few years, opening further possibilities for redevelopment or reconfiguration of the space. With its combination of immediate rental income, future construction potential, and a sought-after location, this property represents a compelling opportunity for investors looking to capitalise on the dynamic Marbella real estate market. All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.

Features:

Golf, Mountain views, Private garden, Parking